

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Extend at ground and 1st floor levels to south (rear) elevation and alterations to fenestration and landscaping to Ocean Echoes and Leafy Lodge. Extend and alter outbuilding to create dower unit to south boundary of Ocean Echoes.

LOCATION: Ocean Echoes & Leafy Lodge, Green Lanes, St. Peter Port.

APPLICANT: Mr & Mrs W Merrien

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 11/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/09/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architects - 6328 -01D & -02E.

Application Ref: FULL/2024/1405

Property Ref: A207990000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.The annex accommodation hereby permitted shall not be used or occupied at any time, for any purposes other than as an integral part of and ancillary to the residential use of the property on the site, currently known as Ocean Echoes, Green Lanes, St Peter Port.

Reason: To ensure the annexe is retained for its original purpose and remain tied to the use of the main dwelling.

Expiry Date: This permission will cease to have effect on 10/03/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/1405
Property Ref: A207990000
Valid date: 10/09/2024
Location: Ocean Echoes & Leafy Lodge Green Lanes St. Peter Port
Guernsey GY1 1TN
Proposal: Extend at ground and 1st floor levels to south (rear) elevation
and alterations to fenestration and landscaping to Ocean
Echoes and Leafy Lodge. Extend and alter outbuilding to
create dower unit to south boundary of Ocean Echoes.
Applicant: Mr & Mrs W Merrien

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The annex accommodation hereby permitted shall not be used or occupied at any time, for any purposes other than as an integral part of and ancillary to the residential use of the property on the site, currently known as Ocean Echoes, Green Lanes, St Peter Port.

Reason: To ensure the annexe is retained for its original purpose and remain tied to the use of the main dwelling.

OFFICER'S REPORT

Brief Description of the site:

The site is located close to the junction of Courtil St Jacques and Green Lanes, and is occupied by an existing two storey building which has been divided into two dwellings, Leafy Lodge and Ocean Echoes.

The proposal is for a ground floor extension to both dwellings, and first floor extension to Ocean Echoes. The application also includes the extension and alteration of the existing outbuilding to create an ancillary living unit.

Relevant History:

N/A

Existing Use(s):

01 Dwelling houses

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

GP8: Design

GP9: Sustainable development

GP13: Householder development

Conclusion/Brief comment:

The cadastre records indicate that the existing building appears to have been subdivided, with permission granted for this in 1975. Leafy Lodge occupies part of the ground floor, and Ocean Echoes is composed of part of the ground floor, and the entire first floor.

The erection of extensions to the rear of the building is acceptable in scale and design, the first floor extension is unlikely to result in any new harmful overlooking as there is an existing first floor window in this location. Mutual overlooking between the two dwellings and their neighbours is, to some extent, long established and relatively common in this area given the layout of development.

The ground floor extensions replace an existing conservatory and provide additional living accommodation for each unit. The first-floor extension provides an additional bedroom and internal works ensure each bedroom has its own bathroom/ensuite within Ocean Echoes.

The proposed extensions to the existing outbuilding to provide ancillary living accommodation for Ocean Echoes is acceptable in scale due to the single storey nature and design. The proposed use of the outbuilding as ancillary accommodation would not need express planning permission as long as it is considered appropriate in scale and physically and functionally dependant on the main dwelling. The extensions provide a lounge/diner area for the dower, and the agent has advised that the ancillary unit will be occupied by family members of Ocean Echoes, with the main kitchen and laundry facilities shared with the main dwelling. The dower is located some distance from the main dwelling, however, as it makes use of an existing building this is considered acceptable.

Considering the above, the relationship of the occupiers of the ancillary unit and the principal dwelling, the nature of use and facilities to be shared, indicate that the additional accommodation would be subsidiary to and dependent upon the principal dwelling unit. Sufficient information has therefore been provided to demonstrate that the proposal will be used for ancillary domestic purposes.

The original submission included a separate private garden for the ancillary living unit, enclosed by 1.8m high fencing, along with access from the side of Ocean Echoes but with a combination of retaining walls and fencing ensuring no views or overlooking of the main dwelling. While it is anticipated that Leafy Lodge and Ocean Echoes would have separate private amenity spaces, due to the nature of accommodation gained by the ancillary living unit the amenity space should be shared between Ocean Echoes and the outbuilding. The application was deferred to ensure this relationship was acceptable and revised plans were received to remove any such division of amenity space, while maintaining the separate amenity space for Leafy Lodge by retaining/repositioning the existing fence.

A condition has been applied to ensure there is no separate use of the ancillary living unit as a self-contained unit of accommodation, as a separate grant of planning permission would be required for this.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 10/03/2025